

Baltimore County Government
Office of Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-312-A receipt

Date 3-17-93

Account: R 001-4150

Number

321

Received from Hadfield
4 3800 Edgewater Road (2022)

Administrative Service Fee \$50.00

Sign & Stamp \$5.00

\$55.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County Government
Office of Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-312-A receipt

Account: R 001-4150

Number

Date

Paid per hand-written receipt dated 3/19/93

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 980422

DATE 3/17/93 ACCOUNT 01-615

AMOUNT \$ 40.00

RECEIVED FROM: Rodney Hadfield

FOR: Administrative Service Fee

RECEIVED FROM: Rodney Hadfield \$40.00

VALIDATION OR SIGNATURE OF CASHIER



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-25-93

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 321 (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: April 13, 1993

SUBJECT: 3800 Edgewater Place

INFORMATION:

Item Number: 321 - 93-312-A

Petitioner: Rodney Hadfield

Property Size:

Zoning: D.R. 5.5

Requested Action:

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff offers no comment regarding the subject Variance, however, the appropriateness of the future subdivision request will be addressed at the time of filing.

Prepared by:

Division Chief:

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

April 7, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #321
Hadfield Property; 3800 Edgewater Road
Zoning Advisory Committee Meeting of March 29, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

1. The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:jbm

HADFIELD/TXTRMP

Baltimore County Government
Department of Environmental Protection
and Resource Management

401 Bosley Avenue
Towson, MD 21204

April 8, 1993

Mr. Rodney Hadfield
3800 Edgewater Place
Baltimore, MD 21222

Re: Zoning Petition
Item #321

Dear Mr. Hadfield:

The Environmental Impact Review Section has reviewed your zoning variance petition. The proposed two(2) lot subdivision cannot be approved at this time. This proposal requires additional information which can be found on the enclosed Critical Area Findings Plan Requirements Checklist. In addition, impervious surfaces are limited to 15% of the lot. Proposed impervious surfaces must be shown on the rear lot and the existing house exceeds the 15% limit on the front lot. Please submit a revised Findings Plan for review and approval by this department.

If you have any questions, please contact Ms. Nancy Pentz at 887-3980.

Very truly yours,

Patricia M. Farr
Program Supervisor
Environmental Impact Review

PMF/jbm

Attachment

cc: Mr. Arnold Jablon

HADFIELD/TXTRMP

Printed on Recycled Paper

032.ZAC/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF RECREATION & PARKS

Zoning Advisory Committee Comments
relating to agenda of 3/29/93

The Department of Recreation and Parks submits a reply of "NO COMMENT" for the following item numbers:

* 314, * 315, * 316, * 317, * 319, * 320, * 321, + 322,
+ 324

There are no other items on the agenda aside from the above.

Patrick J. McDougall
Master Plan Coordinator

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 321
Hadfield Property
Chesapeake Bay Critical Area Findings

DATE: May 21, 1993

RECEIVED
MAY 23 1993
ZADM

SITE LOCATION

The subject property is located at 3800 Edgewater Place. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Hadfield

APPLICANT PROPOSAL

The applicant has requested a variance from section 11302.3.C.1 of the Baltimore County Zoning Regulations to permit "a proposed sideyard setback of 5 feet in lieu of the minimum required 10 feet, (for a proposed lot subdivision)".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.0>.

RECEIVED
MAY 28 1993
ZADM

Mr. Arnold E. Jablon
May 21, 1993
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.
Finding: The proposed house is located slightly more than 100 feet from the mean high tide of Back River. Therefore no disturbance of the shoreline buffer shall occur.
2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.
Finding: No tidal or non-tidal wetlands exist on this site or in the vicinity of this site, therefore no disturbance of wetlands shall occur.
3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.
Finding: The amount of impervious areas shall not exceed 1,691 and 2,463 square feet for the proposed lots in the front and rear respectively. As proposed the front lot will have impervious surfaces that total 14% and the rear lot will have impervious surfaces that total 9%. The proposed driveway shall be constructed using #2 stone with a filter fabric base, and thus considered pervious. Therefore, these lots are within the 15% limit and in compliance with the above regulation.
4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.
Finding: These lots have existing trees that meet the 15% afforestation requirement. However, homeowners are always encouraged to plant additional trees. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Mr. Arnold E. Jablon
May 21, 1993
Page 3

5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.
Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.
6. Regulation: "Before the issuance of any Use and Occupancy permit within the Critical Area by the Department of Permits and Licenses, the Director of the Department of Environmental Protection and Resource Management, or his designee, shall determine that the development is in compliance with the Findings and Findings Plan as determined by the approving authority. The Use and Occupancy permit shall not be issued unless and until the Director of Environmental Protection and Resource Management, or his designee, certifies to the Director of Permits and Licenses that such development is in compliance with said Findings and Findings Plan" <Baltimore County Code, Section 26-455>.
Finding: The Chesapeake Bay Critical Area Program will inspect the property prior to the issuance of the Use and Occupancy Permit. The permit will not be issued until the property is in compliance with the Chesapeake Bay Critical Area Regulations.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:NSP:tm

Attachment

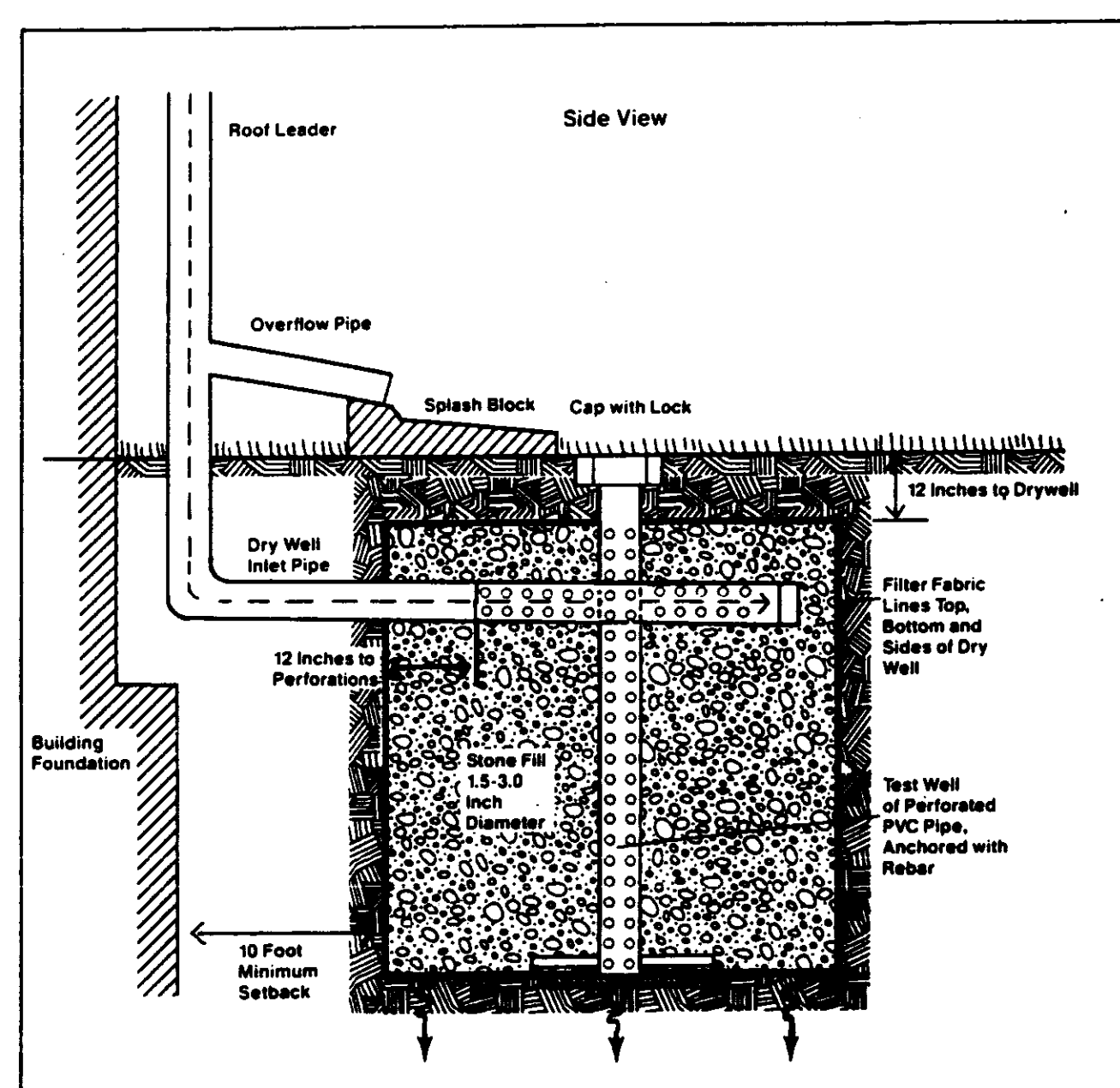
cc: Mr. and Mrs. Hadfield

HADFIELD/MQCBCA

5.10 Chapter 5 Filtration Trenches

DESIGN 4: Dry Well Designs. (Figure 5.8). Dry wells are a basic trench variation which are designed exclusively to accept rooftop runoff from residential or commercial buildings (Figure 5.8). Additional guidance on dry well design is available from Md WRA (1984). Basically, the leader from the roof is extended into an underground trench, which is situated a minimum of ten feet away from the building foundation. Rooftop gutter screens are needed to trap any particles, leaves and other debris, and must be regularly cleared.

Figure 5.8: Dry Well Design (adapted from Md WRA, 1986)



$$\text{Volume Required} = \text{Area of roof (ft}^2\text{)} \times \frac{0.5}{12} \div 0.4$$

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:
Re: Case Number: 93-312-A
Petitioner(s): Rodney Hadfield
Location: 3800 Edgewater Place

by ROBERT L. LEACH - WELLS McCOMAS CIVIL ASSOC. P.C.
(Att. in Firm)
(Verbal Consent of Residents, of)
3800 EDGEWATER PLACE
Address
BALEW RD. 21222 2122-2119
City/Township/Zip Code Phone
which is located approximately NEXT DOOR feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.
Robert L. Leach 4-2-93
Signature Date
FOR WELLS-McCOMAS CIVIL ASSOC. P.C.
Signature Date

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Commissioner/
Deputy Zoning Commissioner

FROM: John J. Sullivan
Planner II

SUBJECT: Administrative Variance/Item 321

DATE: March 19, 1993

Today I informed Mr. and Mrs. Hadfield, the property owners filing this petition that the Zoning Commissioner or Deputy Zoning Commissioner may require a regular variance and hearing since the intent of this subdivision is a future single family dwelling on the newly created vacant lot. I stated that they could fill out the regular variance petition forms right now while they are in my office. They chose to proceed with this administrative form.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

MARCH 25, 1993

(410) 887-3353

Rodney and Lynn Hadfield
3800 Edgewater Place
Baltimore, Maryland 21222

Re: CASE NUMBER: 93-312-A (Item 321)
N/S Edgewater Place, 460' W of c/l Cover Road
3800 Edgewater Road
15th Election District - 7th Councilmanic
Petitioner(s): Rodney Hadfield and Lynn Hadfield

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a referee regarding the administrative process.

1) Your property will be posted on or before April 4, 1993. The closing date (April 19, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

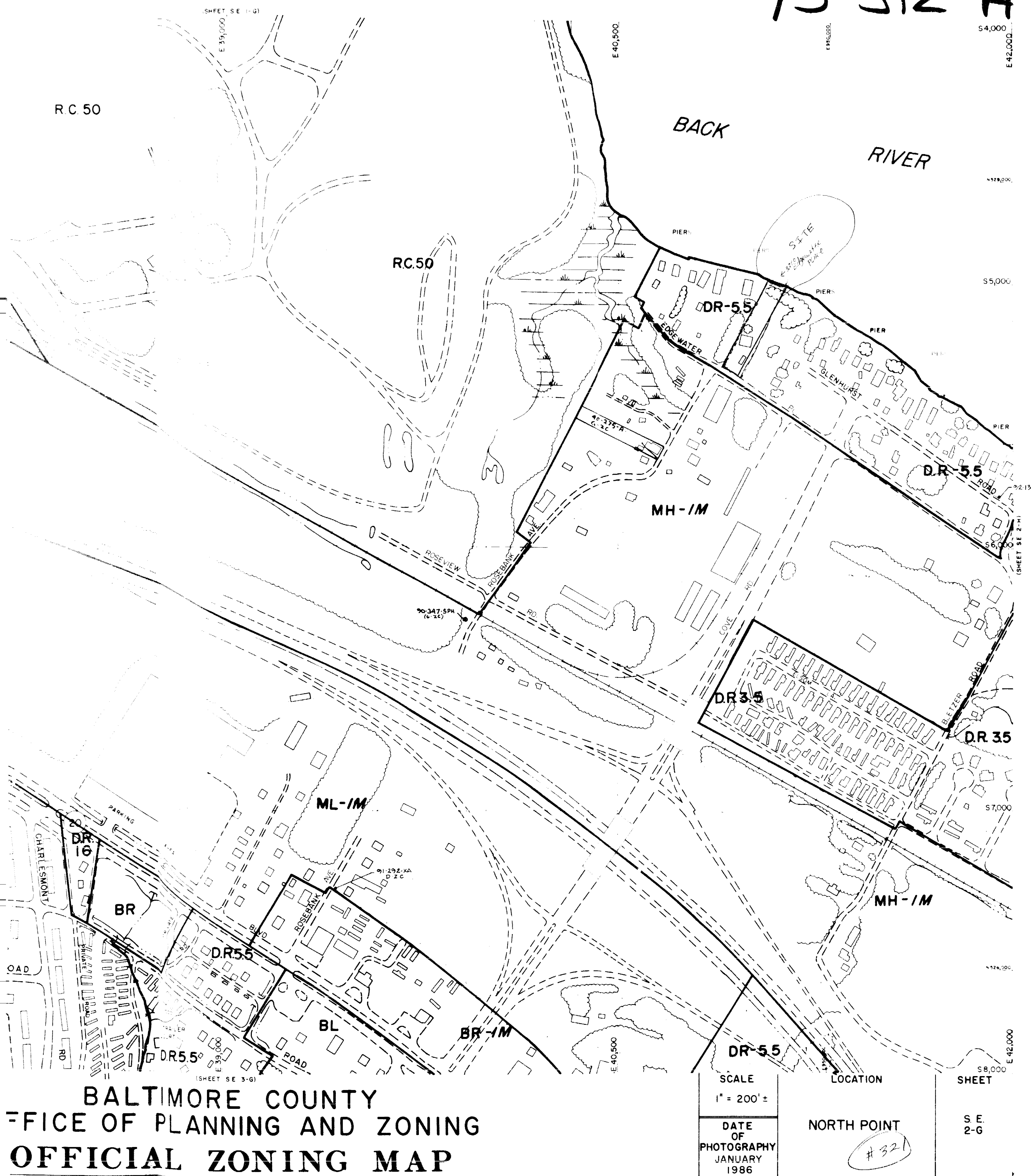
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Director

93-312-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

93-312-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP



SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTH POINT
#321

SHEET
S.E.
2-G